

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS**

In re:

ROBERT N. LUPO,

Debtor.

Chapter 11

Case No. 09-21945-FJB

**MOTION BY DEBTOR FOR ENTRY OF ORDER AUTHORIZING THE SALE OF
CONDOMINIUM UNITS FREE AND CLEAR OF LIENS, CLAIMS, AND
ENCUMBRANCES, AND FOR RELATED RELIEF**

To the Honorable Frank J. Bailey, United States Bankruptcy Judge:

Pursuant to 11 U.S.C. § 363, Fed. R. Bankr. P. 6004 and MLBR 6004-1, Robert N. Lupo, the above-captioned debtor and debtor-in-possession (the “Debtor”), hereby requests entry of an order authorizing the Debtor to sell by private sale (“Private Sales”) his interest in five (5) residential condominium units (the “Condominiums”), free and clear of all liens, claims, interests and encumbrances. The Debtor requests authority to sell the Condominiums and to pay costs associated with each Private Sale, including real estate co-broker commissions, unpaid real estate taxes and condominium fees associated with each unit, and customary closing costs (collectively, the “Closing Costs”). The Condominiums are all located in the same residential complex and are expected to have a well defined range of values; accordingly, and in light of the Debtor’s business of managing and operating residential and commercial properties, the Debtor requests authority to conduct such sales in the ordinary course without further Court approval, provided that the sale price for each unit is not less than \$100,000. In further support of the instant motion (the “Motion”), the Debtor states as follows:

BACKGROUND

1. On December 10, 2009 (the "Petition Date"), the Debtor filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the District of Massachusetts (the "Court").

2. No trustee or examiner has been appointed, and no official committee of unsecured creditors has been appointed in the case. The Debtor continues to operate his business and manage his property as a debtor-in-possession pursuant to sections 1107 and 1108 of the Bankruptcy Code.

3. The Debtor owns and/or manages a total of approximately thirty-one (31) commercial, residential, and mixed use properties in Weston, Wayland, Lincoln, Newton, Waltham, and Acton, Massachusetts, and on Cape Cod, in New Hampshire and, in Maine. The Debtor is also president and sole shareholder of The Piano Man, Inc., a seller of new and pre-owned pianos in Waltham, Massachusetts and operates a real estate brokerage.

4. The bankruptcy filing was necessitated by the pendency of foreclosure actions against five (5) of the Debtor's properties. Through this proceeding, the Debtor intends to renovate certain properties to improve occupancy rates and cash flow, and to potentially sell or refinance certain others to reduce his total indebtedness. The goal and purpose of this proceeding is to allow the Debtor sufficient time to restructure his indebtedness, to satisfy the claims of creditors, and to preserve the substantial value of his properties which have been accumulated over three decades.

5. The Debtor's interest in real property includes a one hundred percent (100%) ownership interest in five residential condominiums located in the Briarbrook development in Acton, Massachusetts, identified as follows: 21 Davis Street, Unit C11; 17 Davis Street, Unit

A15; 17 Davis Street, Unit B8; 17 Davis Street, Unit C9; and 19 Davis Street, Unit C16. The Condominiums consist of one and two-bedroom units.

RELIEF REQUESTED

6. Pursuant to 11 U.S.C. §363(c) and (f), the Debtor seeks entry of an order authorizing him to sell the Condominiums free and clear of liens, claims, and encumbrances, and to pay Closing Costs from the sale proceeds. Any liens on the sold units will attach to the proceeds of sale, net of Closing Costs, with the same validity, priority, and extent as existed prior to the Petition Date.

7. Given the size of the Briarbrook development (350 units), the Condominiums have a relatively stable and predictable market as units are sold on a regular basis. Over the past several months, unit sale prices have ranged from \$94,000 to \$130,000. By this motion, the Debtor requests authority to sell the Condominiums in the ordinary course without further Court approval, and to dispense with the necessity of soliciting counteroffers, provided that the sale price is not less than \$100,000 for any unit. In the event the proposed sale price were less than \$100,000, the Debtor proposes that a motion be filed subject to further notice and opportunity for higher bids. The proposed relief will provide certainty and clarity to the market and will conserve the resources of the parties and this Court that would otherwise be expended in securing Court approval separately for each unit sale.

8. The Debtor is a licensed real estate broker and intends to serve as listing agent for the sales. The Debtor intends to list the Condominiums in a manner designed to maximize the recovery from the sales and to close sales in the optimal time period.¹ By this motion, the Debtor also requests authority to pay a co-broker from the proceeds of any sale.

¹ For example, the Debtor may elect to initially place two units on the market (a one bedroom unit

LIENS AGAINST THE CONDOMINIUMS

9. Bank of America allegedly has a first mortgage on each of the Condominiums to secure payment of promissory notes in the approximate amount of \$50,000 on each Condominium, or an aggregate obligation of \$250,000. Upon information and belief, New England Phoenix Company, Inc. ("NEPCO"), asserts an attachment, as assignee of Sovereign Bank, in the approximate amount of \$110,000 on real property owned by the Debtor and located in Middlesex County, which would encompass the Condominiums as well as numerous other real properties owned by the Debtor. The Debtor reserves all rights respecting the validity, priority, and extent of any liens asserted against the Condominiums.

10. The sale of the Condominiums will reduce the Debtor's aggregate indebtedness and generate funding available to be deployed in conjunction with his reorganization. Good cause exists for entry of the requested relief.

NOTICE

11. The Debtor intends to serve this Motion on all creditors and parties in interest.

WHEREFORE, the Debtor respectfully requests that this Court enter an Order:

- (A) Pursuant to 11 U.S.C. § 363(c) and (f), authorizing the Debtor to sell the Condominiums in the ordinary course of business, free and clear of liens, claims, encumbrances and interests, as described in this Motion, with such liens to attach to the net proceeds of sale to the extent of their validity, perfection and priority, without further notice or hearing provided that the sale price for each such unit is not less than \$100,000;
- (B) Authorizing the Debtor to pay the Closing Costs from the sale proceeds without further order of the Court;
- (C) Authorizing the Debtor to pay any co-broker as necessary to facilitate the sale of the Condominiums; and

and a two bedroom unit) so as to minimize the time required to close a sale and to avoid market saturation.

(D) Granting such other and further relief as this Court deems just and proper.

ROBERT N. LUPO,

By his counsel,

Dated: May 5, 2010

/s/ Andrew G. Lizotte

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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS**

In re:

ROBERT N. LUPO

Debtor

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Chapter 11

Case No. 09-21945-FJB

CERTIFICATE OF SERVICE

I, Andrew G. Lizotte, hereby certify that I have this day caused to be served a copy of the following document as indicated on the attached service list:

- Motion by Debtor for Entry of Order Authorizing the Sale of Condominium Units Free and Clear of Liens, Claims, and Encumbrances, and for Related Relief

Dated: May 5, 2010

/s/ Andrew G. Lizotte

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